

Current Land Use Applications

Updated: April 4, 2022

<https://www.meridenct.gov/>

CONTACT PLANNING AT 203-630-4081 FOR MORE INFORMATION

Note – agendas, meeting dates and meeting location are subject to changes.

Call the day of the meeting to confirm agenda items and location.

ZONING BOARD OF APPEALS

Meeting date: Tuesday, April 5, 2022 at 6:30 p.m. Engineering & Information Technology Conference Room, Room 28, City Hall, 142 East Main Street.

The packet and agenda can found on the Friday prior to the meeting by clicking the Zoning Board of Appeals tab at this website: <https://meridencityct.documents-on-demand.com/>

APPLICATIONS:

1. Old Business:

- a. Appeal #4746 at 647 East Main St., Liberty For Us LLC, Owner/Oliver Nunez Camilo/Applicant.** Requesting a Special Exception per Sec. 213-25B(2)(h) for mixed use in the C-3 zone, requesting a parking variance per Sec. 213-55K of five (5) spaces where eight (8) is required, and requesting a Certificate of Location Approval per CGS Sec. 14-54 for used car dealer in the C-3 zone. (ZBA acting as agent of State of CT)
(Continued from 3/1/22)

2. New Business:

- a. Appeal #4748 at 1150 Old Colony Rd., Howard A. Lohmann, Owner/Jessica Mata dba Hector's Auto Repair, Applicant.** Requesting a Special Exception per Sec. 213-31B(2)(c) for repairer's garage in the M-3 zone and requesting a Certificate of Location Approval per CGS Sec. 14-54 for auto repair in the M-3 zone. (ZBA acting as agent of State of CT)
- b. Appeal #4750 at 64 Isabelle Dr., Michael & Donna Gudelski, Owner/Applicant.** Requesting a Variance per Sec. 213-17B to allow an in-law apartment in the S-R zone.
- c. Appeal #4751 at 117 Lincoln St. and 13 Platt Ave., Jonathan Gonzalez, Owner/Applicant.** Requesting a Variance per Sec. 213-12B dwelling unit area requirement of 15,376SF where 20,000SF is required for eight (8) residential dwelling units in the R-3/TOD-HC zone.
- d. Appeal #4752 at 181 Hanover St., Giorgio Favia Jr. dba ObsElite Performance LLC, Applicant/Marion Favia, Owner.** Requesting a Certificate of Location Approval per CGS Sec. 14-54 for auto repair and sales in the TOD-H zone. (ZBA acting as agent of State of CT)

INLAND WETLANDS & WATERCOURSE COMMISSION

Meeting date: Wednesday, April 6, 2022 at 6:30 p.m. City Council Chambers, Room 206, City Hall, 142 East Main Street.

The packet and agenda can found on the Friday prior to the meeting by clicking the Inland Wetlands Watercourse tab at this website: <https://meridencityct.documents-on-demand.com/>

APPLICATIONS:

Applications received (review of eligibility for administrative approval):

Application of A.R. Building Company Inc. at 105 Pomeroy Avenue – for modification of previously approved 42-unit residential apartment building and associated site & utility improvements located in the upland review area in the C-2 zone.

PLANNING COMMISSION

Meeting date: Wednesday, April 13, 2022 at 6:30 p.m. City Council Chambers, Room 206, City Hall, 142 East Main Street.

The packet and agenda can found on the Friday prior to the meeting by clicking the Planning Commission tab at this website: <https://meridencityct.documents-on-demand.com/>

APPLICATIONS:

- a. Provisional Special Exception Application of Gold Leaf Cultivation LLC at 45 Gracey Avenue** – for cannabis micro-cultivator to occupy a portion of the existing building in the M-3 zone, per Section 213-73.1 (**Continued from 3/9/22**)

COUNCIL REFERRALS:

- a. Zoning Regulation Amendment petition** of Mark Development, LLC to amend the text at Article VI Section 233-32 M-4 Planned Industrial District, subsection D Lot and Bulk requirements, to amend item (4) landscape buffer east of I-91 and to add item (5) for 80' building set-back requirement and 50' landscape buffer for abutting residential districts west of I-91.
- b. Zoning Map Amendment** petition of Mark Development, LLC at 850 Murdock Avenue for a change of zone from present Zoning District of RDD (Regional Development District) to the Zoning District of M-4 (Planned Industrial District).
- c. Zoning Regulation Amendment petition of City of Meriden**-to amend the text at Article VI Industrial Districts, Section 213-32B-Planned Industrial District, Section B Permitted Uses, to amend the language of item (2)(a) regarding special permit approval.

ECONOMIC DEVELOPMENT HOUSING ZONING COMMITTEE (EDHZ)

Meeting date: Tuesday, April 19, 2022 at 5:30 p.m. via Microsoft Teams Virtual Meeting

The packet and agenda, including information on how to access the meeting, can found by clicking the Economic Development, Housing and Zoning link at this website:

<https://meridencityct.documents-on-demand.com/>

- a. **Zoning Regulation Amendment petition** of Mark Development, LLC to amend the text at Article VI Section 233-32 M-4 Planned Industrial District, subsection D Lot and Bulk requirements, to amend item (4) landscape buffer east of I-91 and to add item (5) for 80' building set-back requirement and 50' landscape buffer for abutting residential districts west of I-91.
- b. **Zoning Map Amendment** petition of Mark Development, LLC at 850 Murdock Avenue for a change of zone from present Zoning District of RDD (Regional Development District) to the Zoning District of M-4 (Planned Industrial District).
- c. **Zoning Regulation Amendment petition of City of Meriden**-to amend the text at Article VI Industrial Districts, Section 213-32B-Planned Industrial District, Section B Permitted Uses, to amend the language of item (2)(a) regarding special permit approval.